



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, July 13, 2017 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room B , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	August 10, 2017

MEMBERS PRESENT

Jason Giles, Professional Member, Chairperson
Lynnette Scott, Professional Member, Vice Chairperson
Nikki Lane, Professional Member
Lynn Rogers, Public Member, Secretary
Nathaniel Gibbs, Public Member
Michael Harrington, Sr., Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Nicole Williams, Administrative Specialist III

MEMBERS ABSENT

None

ALSO PRESENT

Clifton Skinner

CALL TO ORDER

Mr. Giles called the meeting to order at 9:02 a.m.

REVIEW OF MINUTES

The Commission reviewed the May 11, 2017 meeting minutes. Ms. Scott made a motion, seconded by Mr. Harrington, to approve the minutes as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Review and Consider Executed Consent Agreement and Proposed Order for Michelle McGriffin, Case No.: 02-39-16

The Commission reviewed, discussed, and considered the consent agreement and proposed order for Michelle McGriffin. Mr. Harrington moved, seconded by Mr. Rogers, to accept the consent agreement for Ms. McGriffin. By unanimous vote, the motion carried.

Review and Consider Executed Consent Agreement (as revised) and Proposed Order for Brent Applebaum, Case No.: 02-26-16

The Commission reviewed, discussed, and considered the consent agreement and proposed order for Brent Applebaum. Ms. Scott moved, seconded by Ms. Lane, to accept the revised consent agreement for Mr. Applebaum. By unanimous vote, the motion carried.

NEW BUSINESS

Education Committee Report – June 1, 2017 and July 6, 2017

Ms. Williams provided the Education Committee report. For the month of June the Committee reviewed 47 course provider applications all of which were approved and reviewed 19 instructor applications all of which were approved. In July the Committee reviewed 53 course provider applications all of which they approved and reviewed 9 course instructor applications all of which were approved. The Committee selected Judy Dean to fill the vacant Committee seat for Sussex County and Juli Giles for the vacant Committee seat for New Castle County. Ms. Lane moved, seconded by Mr. Rogers, to approve the June and July Committee minutes as written. By unanimous vote, the motion carried.

Mr. Rogers moved, seconded by Ms. Lane to approve Judy Dean to the Education Committee. By unanimous vote, the motion carried.

Mr. Rogers moved, seconded by Mr. Harrington to approve Juli Giles to the Education Committee. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Ms. Rogers made a motion, seconded by Mr. Harrington, to ratify the approved applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Broker and Associate Broker Applications

Mr. Harrington made a motion, seconded by Mr. Rogers, to ratify the approved applications for associate brokers and brokers per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Reinstatement Application(s) to Sit for the General and/or State Exam(s)

Ms. Scott made a motion, seconded by Mr. Harrington, to ratify the reinstatement applications for licensure for the following applicants that have successfully passed either the General or the State Law exams or both or needs to take the General or State Law exam. By majority vote, the motion carried.

Mohamamed Daouik – Needs State Law Exam
Gaysala (Zeisloft) Golden – Needs State Law Exam
Margaret Kramedas-Millman – Passed General and State Exams

Ratification of New Office Application(s)

Mary Peirson Realty – Middletown, DE; BOR: Mary Harris

Mr. Harrington made a motion, seconded by Mr. Rogers, to ratify the relocation of the above office application(s). By unanimous vote, the motion carried.

Ratification of New Office Application(s)

The Commission reviewed the following office application(s):

Partners Realty – Middletown, DE; BOR: Richard Marcus

Remax Coastal – Bethany Beach, DE; BOR: John T. Rhodes

Heritage Real Estate, LLC – Wilmington, DE; BOR: Gerald Mahotiere

Home Team Real Estate, LLC d/b/a Century 21 Home Team Realty – Seaford, DE; BOR: Frank Parks

Ms. Lane made a motion, seconded by Ms. Scott, to ratify the above issued new office application(s). By unanimous vote, the motion carried.

Review of Office Application(s) for Relocation

The Commission reviewed the following office application(s):

Gene Millman Real Estate Services, LLC – Hockessin, DE; BOR: Eugene Millman, Jr.

By the Seal Real Estate – Bethany Beach, DE; BOR: Audrey Serio

Mr. Harrington made a motion, seconded by Ms. Scott, to ratify the relocation of the above office application(s). By unanimous vote, the motion carried.

Review of New Office Application(s)

There were no new office applications for review.

Status of Complaints

Complaint #02-37-16 - Closed by Investigator

Complaint #02-29-16 - Closed by Investigator

Complaint #02-26-16 - Closed by Investigator

Complaint #02-16-15 - Closed by Investigator

Complaint #02-25-15 - Closed by Investigator

Complaint #02-23-16 - Closed by Investigator

Complaint #02-25-16 - Closed by Investigator

Complaint #02-32-16 - Sent to AG's Office

Complaint #02-01-17 - Closed by Investigator

Review and considers Hearing Officer Recommendation(s)

The Commission reviewed and considered the Hearing Officer Recommendation for Clifton Skinner. Mr. Harrington moved, seconded by Mr. Gibbs, to accept the recommendation as written. By unanimous vote, the motion carried.

Election of Officers

Mr. Giles nominated Ms. Scott as the new Chairperson. Mr. Giles moved, seconded by Mr. Harrington, to approve Ms. Scott as the Commission's Chairperson. By unanimous vote, the motion carried.

Mr. Harrington nominated Mr. Rogers as the new Vice Chairperson. Mr. Harrington moved, seconded by Ms. Lane, to approve Mr. Rogers as the Commission's Vice Chairperson. By unanimous vote, the motion carried.

Ms. Scott nominated Ms. Lane as the new Secretary. Ms. Scott moved, seconded by Mr. Harrington, to approve Ms. Lane as the Commission's Secretary. By unanimous vote, the motion carried.

CORRESPONDENCE

There was no correspondence for review or discussion.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Ms. Scott inquired about a new rental agreement form. Ms. Kelly advised that the Commission or the Committee is not responsible for drafting that type of form.

Mr. Giles advised the Commission that the New Castle County Board of REALTORS® (NCCBOR) is holding a Broker's luncheon at the University of Delaware's Goodstay Center in Wilmington. The luncheon will cover a topic related to the Real Estate Commission Policy and Procedures, which Mr. Giles will be the speaker. Mr. Giles invited other members from the Commission to attend the luncheon as well.

Mr. Harrington informed the Commission that there is a penalty for not renewing your license in the State of Maryland and that Delaware should look into changing their statute and/or regulations regarding late renewal penalties, such as an automatic fine. Mr. Harrington asked to add this topic to the agenda next month and to search Maryland's laws and/or regulations regarding late renewal sanctions. Ms. Kelly advised that she will have this information available for the Commission next month. Ms. Williams will add "discussion of late fees/fines for late renewal" to the August agenda.

PUBLIC COMMENT

Mr. Skinner addressed the Commission to thank them for their consideration and acceptance of the Hearing Officer's Recommendation and that he hopes to one day serve on the Commission as a member. The Commission commended Mr. Skinner for taking the time to attend the meeting to follow up on the status of his recommendation.

NEXT SCHEDULED MEETING

The next meeting will be held on August 10, 2017 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

ADJOURNMENT

Ms. Scott made a motion, seconded by Mr. Harrington to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 9:40 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Nicole M. Williams" with a stylized flourish at the end.

Nicole M. Williams
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

Salesperson License List

License No.	Name	License Type	Office	Office Location
RS-0024443	Will, Carl J.	Salesperson	Weichert, Realtors	Wilmington DE 19808
RS-0024444	Mangham, William	Salesperson	Marcus-Boyd Realty, LLC	Milford DE 19963
RS-0024445	Barry, William B.	Salesperson	Jack Lingo, REALTOR	Rehoboth Beach DE 19971
RS-0024446	Alfano, Nicholas D.	Salesperson	Jack Lingo, Realtor	Rehoboth Beach DE 19971
RS-0024447	Novy, William Charles, III	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0024448	Allabaugh, Michael	Salesperson	Patterson Schwartz Real Estate	Dover DE 19904
RS-0024449	Haly, Patricia E.	Salesperson	Berkshire Hathaway Home Services Fox & Roach	Newark DE 19711
RS-0024450	Taylor, Robert Karl	Salesperson	Keller Williams Realty	Selbyville DE 19975
RS-0024451	Wood, Sonja Kim	Salesperson	Patterson-Schwartz Middletown	Middletown DE 19709
RS-0024452	Spell, Jami	Salesperson	Long & Foster Real Estate, Inc.	Elkton MD 21921
RS-0024453	Taraskus, Denine Marie	Salesperson	Weichert Realtors	Wilmington DE 19808
RS-0024454	LaPanne, David A, Jr	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024455	Whitmore, Edwin D.	Salesperson	Woodbarn Realty Co.	Dover DE 19901
RS-0024456	Anderson, Clint Alexander	Salesperson	The Real Estate Market	Laurel DE 19956
RS-0024457	Sheraton, Jeffrey L.	Salesperson	Pantano Real Estate Inc.	Wilmington DE 19806
RS-0024458	Gray, Deborah A	Salesperson	Keller Williams	Dover DE 19901
RS-0024459	Zong, Yuan	Salesperson	Patterson Schwartz & Associates	Wilmington DE 19810
RS-0024460	O'Connor, Wendy Ann	Salesperson	Coldwell Banker Residential Brokerage	Bethany Beach DE 19930
RS-0024461	Depew, Joanne Marie	Salesperson	Chester County Regional Realty LLC (Keller Williams)	West Chester PA 19382
RS-0024462	Fiala, Marlene H	Salesperson	Berkshire Hathaway HomeServices Fox & Roach	Devon PA 19333
RS-0024463	Latawitz, Hovik	Salesperson	Long & Foster Real Estate, Inc.	Hockessin DE 19707
RS-0024464	Rogers, William Jason	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024465	Skeels, Kelsey N.	Salesperson	Coldwell Banker Resort Realtor	Milford DE 19963
RS-0024466	Solito, Deborah A.	Salesperson	Patterson Schwartz and Associates	Dover DE 19904
RS-0024467	Lupinek, Alison Carr	Salesperson	Patterson Schwartz - Middletown	Middletown DE 19709
RS-0024468	Thompson, Terri Lynn	Salesperson	Keller Williams	Lewes DE 19958
RS-0024469	Scott, Dominick Vincent	Salesperson	Ocean Atlantic Sotheby's	Rehoboth Beach DE 19971
RS-0024470	Pace, Dawn M.	Salesperson	4 Shore Realty LLC	Dagsboro DE 19939
RS-0024471	Fisher, Barbara	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024472	Russell, Irene R	Salesperson	Long & Foster Real Estate - Middletown	Middletown DE 19709
RS-0024473	Millar, Roderick A.	Salesperson	Berkshire Hathaway Home Services Fox & Roach	Newark DE 19711
RS-0024474	Young, Diana C.	Salesperson	Burns & Ellis	Dover DE 19901
RS-0024475	Perez, Diana V.	Salesperson	Cirre LLC, t/a RE/MAX Excellence	West Grove PA 19390
RS-0024476	Hendriks, Richard	Salesperson	Patterson Woods and Associates, LLC	Wilmington DE 19807
RS-0024477	Kee, Winifred W.	Salesperson	Mann & Sons, Inc.	Rehoboth Beach DE 19971
RS-0024478	Funkhouser, Heather	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024479	Chamberlin, George	Salesperson	Berkshire Hathaway HomeServices Gallo Realty	Bethany Beach DE 19930
RS-0024480	James, Nina	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024481	Kennedy, Ryan John	Salesperson	Harvey, Hanna & Associates, Inc.	Newport DE 19804
RS-0024482	Kinney, Cathlene T	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024483	Jakubowski, Piotr K.	Salesperson	Keller Williams Realty	Christiana DE 19702

RS-0024484	Rogers, Hannah Nicole	Salesperson	4 Shore Realty LLC	Dagsboro DE 19939
RS-0024485	Baptiste, Francois	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024486	Omwenga, Faith	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024487	Rosatelli, Linda L.	Salesperson	Coldwell Banker Residential Brokerage	Bethany Beach DE 19930
RS-0024488	Asiamah-Adjel, Dede A.	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024489	Darrah, C. Joseph	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024490	Webb, Christian S.	Salesperson	Weichert Realtors First Class	Dover DE 19901
RS-0024491	Tucker, Jeri Lynn	Salesperson	Keller Williams Realty	Bethany Beach DE 19930
RS-0024492	Phillips, Daniel P.	Salesperson	Century 21 Gold Key Realty	Newark DE 19711
RS-0024493	Northern, Tamille L.	Salesperson	Keller Williams	Wilmington DE 19803
RS-0024494	Grogan, Thomas	Salesperson	Mann & Sons, Inc	Rehoboth Beach DE 19971

Associate Broker and Broker License List

License No.	Name	License Type	Office	Office Location
RA-0020547	Read, Courtney Mitchell	Associate Broker	REALHome Services & Solutions, Inc dba Owner.com	Bridgewater NJ 08807
RA-0020550	Villabona, John D	Associate Broker	Diamond State Realty Cooperative LLC	Dover DE 19901
RA-0020551	Murphy, Kevin P	Associate Broker	Fox & Roach LP - Berkshire Hathaway HomeServices	Devon PA 19333
RA-0020553	Olmstead, Jeffrey L.	Associate Broker	Patterson-Schwartz Real Estate	Greenville DE 19807
RA-0020554	Lewis, Ethel M	Associate Broker	Keller Williams Realty - Edgewater House	Bethany Beach DE 19930
RA-0020555	Lewis, Ethel M	Associate Broker	Keller Williams Realty	Bethany Beach DE 19930
RA-0020556	Lewis, Ethel M	Associate Broker	Keller Williams Realty - Marketplace	Bethany Beach DE 19930
RB-0020544	Lipton, Jacob W	Broker	3XJ Capital, Inc. dba RE/MAX Premier Properties	Bear DE 19701
RB-0020545	LeBlanc, Monica G.	Broker	Diamond State Property Management LLC	Dover DE 19901
RB-0020546	Runnebaum, William M.	Broker	Marcus-Boyd Realty, LLC	Milford DE 19963
RB-0020548	Johnson, Carolyn Marie	Broker	Blossor Real Estate Services	Winder GA 30680
RB-0020549	Saiyed, Ahmedali	Broker	Expert Business Advosrs, LLC	Riverton NJ 08077
RB-0020552	Carter, Timothy B.	Broker	Patterson-Schwartz Real Estate	Wilmington DE 19810
RB-0020559	Taraila, Walter D	Broker	Keller Williams Realty	Selbyville DE 19975
RB-0020560	Taraila, Walter D	Broker	DDTM Referral Realty, LLC	Lewes DE 19958
RB-0020561	Taraila, Walter D	Broker	Keller Williams Realty	Lewes DE 19958
RB-0020562	Taraila, Walter D	Broker	Downtown Beach Rentals LLC, by Keller Williams	Rehoboth Beach DE 19971
RB-0020563	Taraila, Walter D	Broker	Keller Williams Realty	Bethany Beach DE 19930